

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	45 Philadelphia Ave., Takoma Park	Meeting Date:	5/12/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/5/2021
Applicant:	Kimberly & Nathaniel Cole Brian McCarthy, Architect	Public Notice:	4/28/2021
Review:	HAWP	Tax Credit:	Partial
Permit No.:	947910	Staff:	Dan Bruechert
Proposal:	Rear Addition and Roof Replacement		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1920



Figure 1: 45 Philadelphia Ave.

PROPOSAL

The applicant proposes to construct an addition at the rear and to replace the existing roof and restore the existing eaves and brackets.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically

single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a one-and-a-half story Craftsman bungalow with a large front shed dormer. The house has asbestos shingle siding on the first floor and cedar shakes on the second. At some point in the building's history, the roof eaves were eliminated and the roof now stops at the side walls. The applicant proposes to construct a rear addition and replace the roof and reconstruct the roof overhangs and install brackets.

Rear Addition

At the rear of the house, there is a first-floor addition in the southwest corner with a shed roof. The large

rear dormer appears to have been a later construction. The applicant proposes to expand the first floor in the southeast corner to create an office space. Above the office space, the applicant proposes to construct a new rear-gable addition to add an additional bedroom to the house. Along the right wall on the second floor, the applicant proposes to expand the rear dormer to accommodate a new bathroom. The siding on the ground floor will be wood to match the restoration (discussed below), on the second floor, the siding will be cedar shingle to match the existing condition. The ridge of the rear gable matches the height of the principal roof ridge. The windows in the addition, which are a mix of six lite casement and six-over-one sash windows, are aluminum clad wood windows.

Staff finds that the design and materials of the proposed addition are in keeping with the Craftsman style of the existing house. Aluminum clad windows are generally acceptable on additions and new construction to Contributing Resources within the Takoma Park Historic District. Staff additionally finds the size and massing of the addition to be compatible with the house and the surrounding streetscape. Additions frequently need to have a lower roof ridge than the historic to show the new construction is subservient to the new. However, in this instance, the addition's ridge is will not be visible from the right-of-way, so a matching ridge height is acceptable. The last issue with the size is the lack of an inset on the right side of the second floor. Additions are generally required to inset from the wall plane of the historic to preserve the historic massing. Staff finds several reasons why this proposal without an inset is appropriate. First, it appears that the existing second floor rear has been altered from its historic configuration, so the integrity of design has already been lost. Second, as pointed out in the application narrative, there were internal constraints that limited the building location; and the alternative is to further enlarge the rear addition. Third, the applicant is restoring the roof eave (discussed at length below). By reintroducing the roof line, there will be a visual separation between the two floors as shown on the perspective included in the application. Finally, the setback between the subject house and the house to its right is relatively narrow, so the new construction will only be visible from a limited perspective. Staff finds that the addition complies with the *Design Guidelines* and 24A-8(b)(2) and (d) and recommends the HPC approve the HAWP.

Restoration Work

In addition to the proposed building addition, the applicant proposes to remove the asbestos shingles and salvage the historic wood siding. If the wood siding has deteriorated beyond repair, it will be replaced with new wood siding, in-kind.

Second, the applicant proposes to reintroduce the eaves to return the house appearance to the one shown in the provided historic photo. Additionally, craftsman brackets will be installed under the eaves. While the historic photograph only shows the front elevation, Staff finds this house almost certainly had brackets as this is a 'by-the-book' Craftsman bungalow.¹

Staff finds that this work is appropriate and recommends the HPC approve this work. Staff notes that if this work came in as a stand-alone item, it would have been approved by Staff, but as it is part of the larger rehabilitation project, Staff elected to bring the entirety of the project before the HPC. Staff also notes that as this is restoration work, the siding repair/replacement and the roof work are eligible for the County Historic Preservation Tax Credit.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

¹ The photo found in Staff's photos collections was taken after the eaves were removed, when the front porch was screened in.

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

To: Historic Preservation Commission
Montgomery County, MD

From: Brian McCarthy

Re: Addendum to HAWP #947910 – Neighbor list
Kimberly & Nathaniel Cole
45 Philadelphia Avenue, Takoma Park, MD

Carlos Sejas & Soledad Rojas
42 Philadelphia Avenue

David & Loretta Ferguson
43 Philadelphia Avenue

Eliot Ponte & Heather Dorsey
44 Philadelphia Avenue

David Bates & Mary Anne Leveque
46 Philadelphia Avenue

Lauren & Samuel Greenberg
47 Philadelphia Avenue

15 West Montgomery LLC – Owner of 6 Valley View Avenue
101 West Jefferson Street
Rockville, MD 20850

Daniel Suzman & Elizabeth Novey
8 Valley View Avenue

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

5 April 2021

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for
45 Philadelphia Avenue, Takoma Park Historic District
Addenda to HAWP: **Written Description of Project**

Addendum a.

The property is a 1-1/2-story wood frame Bungalow located in the Takoma Park Historic District on the length of Philadelphia Avenue between the fire station and the library. The house, built in the 1920s, is designated as a contributing resource. The basic form is typical of the style – a full width front porch under a continuous roof sloping up to a ridgeline that's parallel to the street. The roof is punctuated by a wide shed dormer that provides headroom for two front bedrooms. A similar shed dormer on the rear accommodates a small third bedroom and the lone full bathroom. The rear also features a modest, non-original one-story kitchen extension.

The two stories are differentiated by a horizontal trim band, with painted cedar shingles covering the gables and dormers and asbestos tile siding applied below. The roofing consists of worn three-tab fiberglass composition shingles. The windows are predominantly double hung with a 6 over 1 muntin pattern. The front dormer windows are three groups of somewhat squatly proportioned paired casements. A substantial amount of the wood trim is compromised and in need of replacement.

One of the more noteworthy aspects of the house is one of omission. The house lacks the almost ubiquitous bungalow feature of generous roof overhangs at the rakes and eaves. Currently, the rakes and eaves are flush with the walls and porch beams below. However, the owners have a historical photograph that shows the house indeed originally had overhangs. The timing and rationale for their removal is unknown.

Addendum b.

The centerpiece of the project is a two-story rear addition. The goal is to provide a second bathroom and expand the 8 foot deep rear bedroom back over a new ground floor home office. But the owners also intend for the work to include restoring the exterior of the main house. They want to remove the asbestos siding to determine if there is salvageable original wood siding underneath. They also plan to replace the roof shingles. In concert with the roof work they also want to reintroduce the overhangs that were removed. And of course all rotten wood trim will be replaced.

It is understood that HPC generally encourages additions to be differentiated from the original structure. Consequently, it is our common practice to provide a plane change or offset between existing and new exterior walls. In this case we have done so on the southern/driveway side of the house, but internal constraints dictate a flush condition on the north facing side wall toward the rear. However, we are confident that the restored rake overhang will appropriately differentiate the transition from old to new.

Existing Property Condition Photographs (duplicate as needed)



Detail: 45 Philadelphia Ave. - Front / East



Detail: 45 Philadelphia Ave. - Historic Photo with Overhangs

Existing Property Condition Photographs (duplicate as needed)



Detail: 45 Philadelphia Ave. in Context



Detail: 45 Philadelphia Ave. - Left / South

Existing Property Condition Photographs (duplicate as needed)



Detail: 45 Philadelphia Ave. - Rear / South Side



Detail: 45 Philadelphia Ave. - Rear / North Side

Existing Property Condition Photographs (duplicate as needed)



Detail: 43 Philadelphia Ave.



Detail: 47 Philadelphia Ave.

Existing Property Condition Photographs (duplicate as needed)



Detail: 46 Philadelphia Ave.

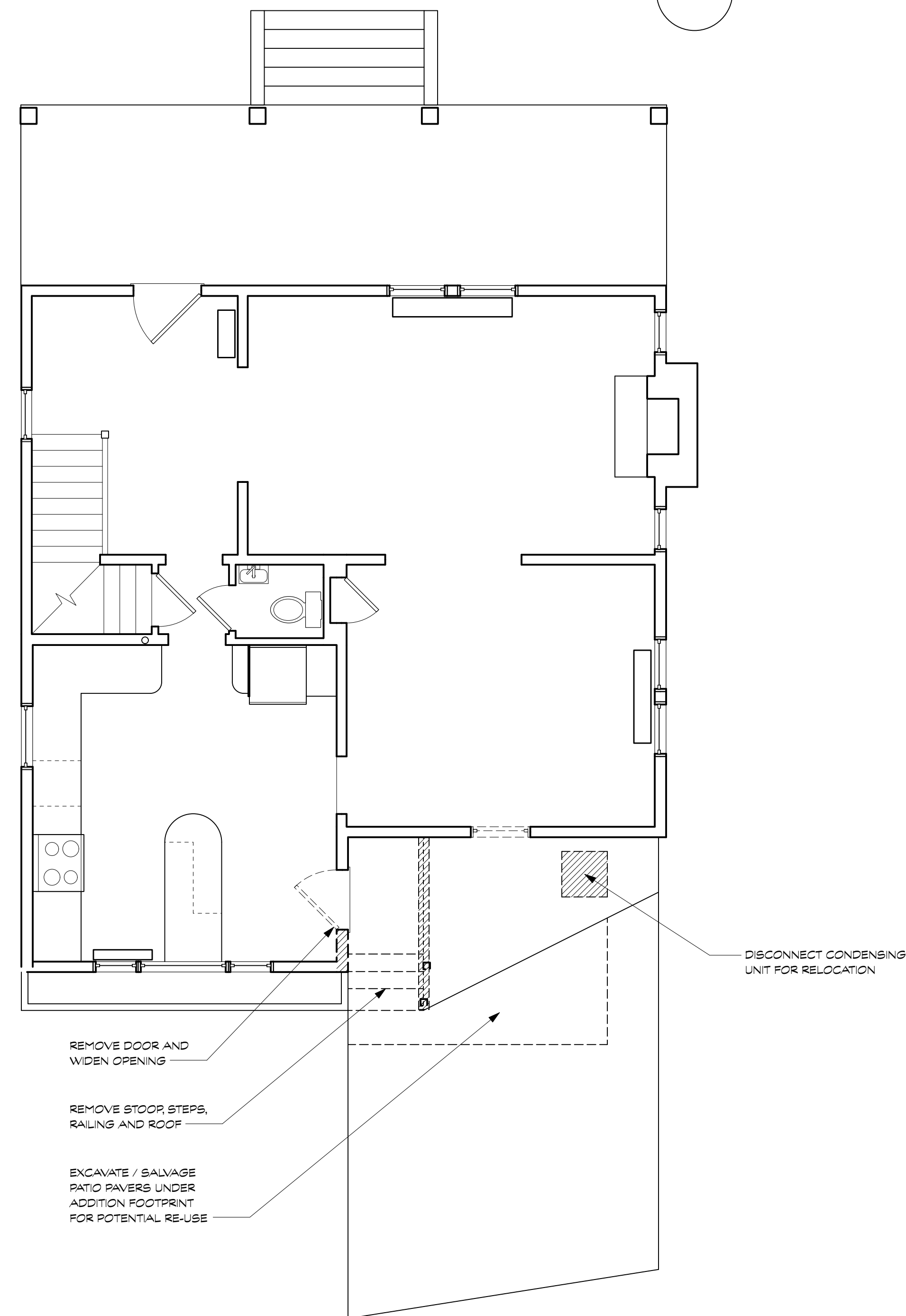


Detail: 44 Philadelphia Ave.

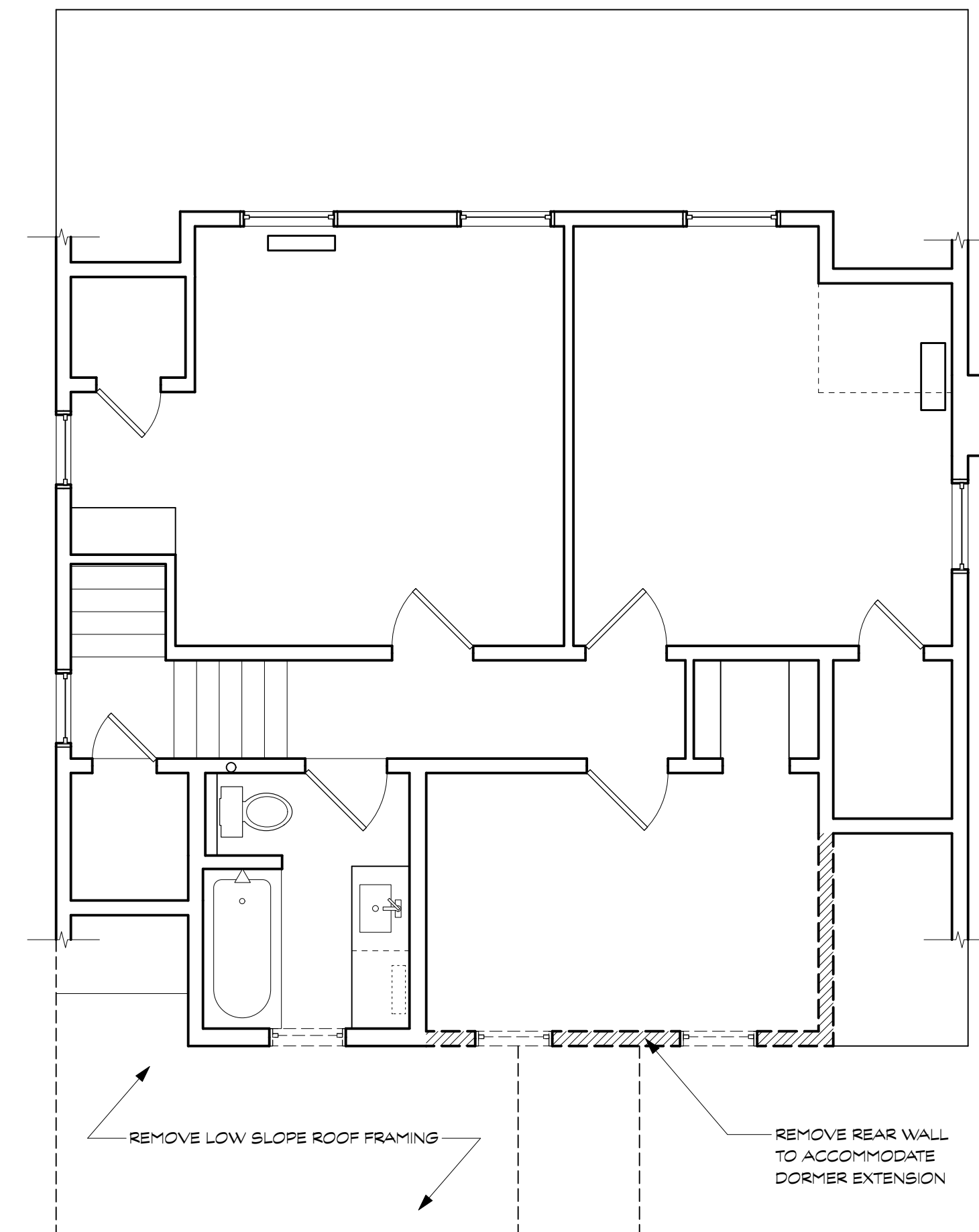
Existing Property Condition Photographs (duplicate as needed)



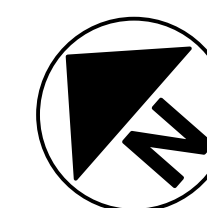
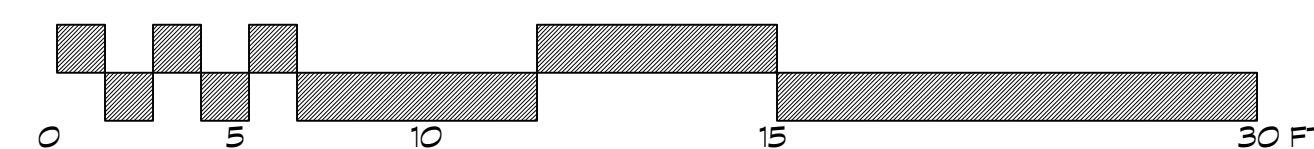
Detail: 42 Philadelphia Ave.








1 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

BENNETT FRANK McCARThY
a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

[illegible]

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APPROVED BY ME AND I
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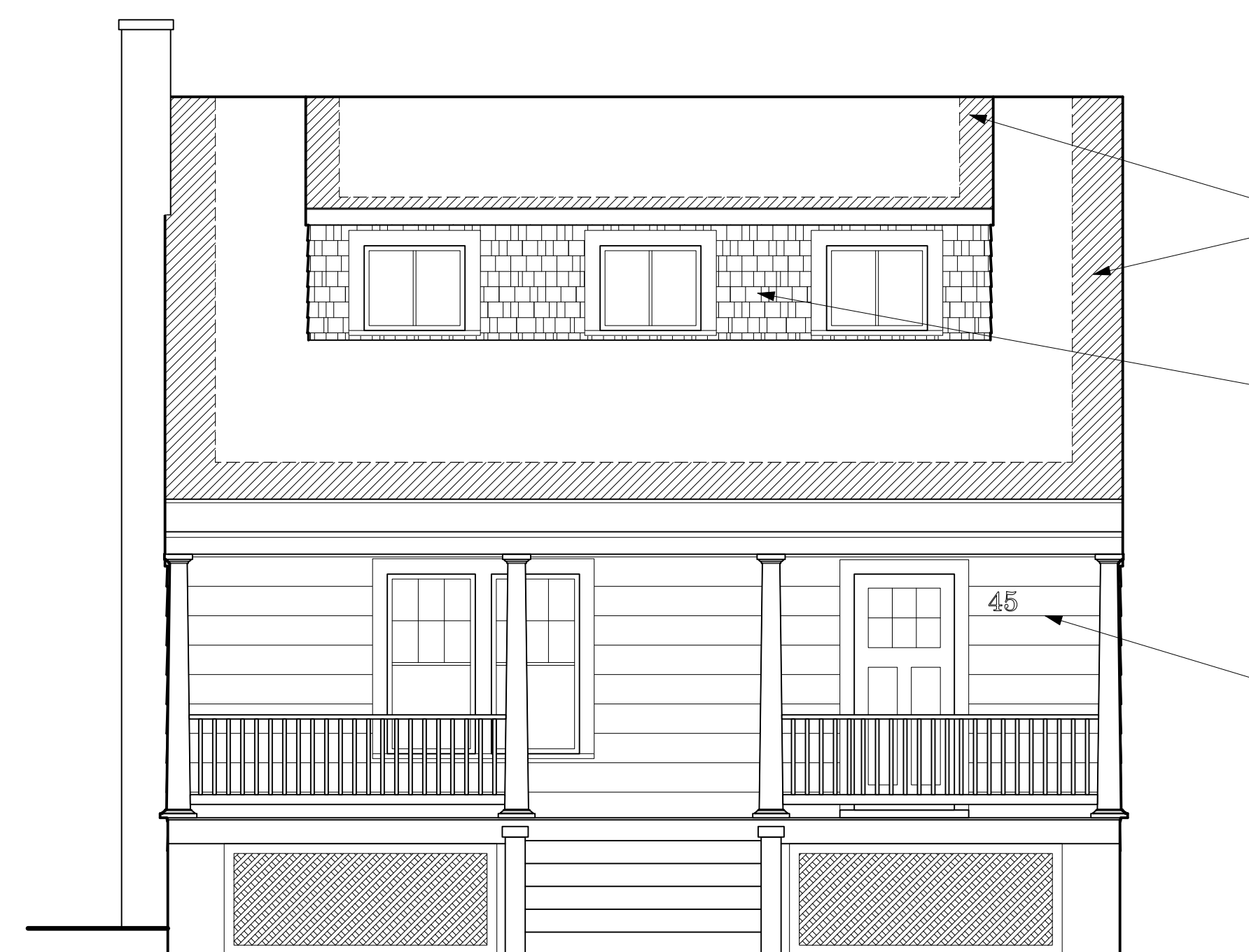
COLE ADDITION

45 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2079

DEMOLITION PLANS

D100

6 April 2021 - Progress Set



REMOVE ROOFING / ROOF SHEATHING AS REQUIRED TO ACCOMMODATE MONOLITHIC SHEATHING PANELS AT EAVE AND RAKE EXTENSIONS

EXISTING PAINTED CEDAR SHINGLE SIDING TO REMAIN

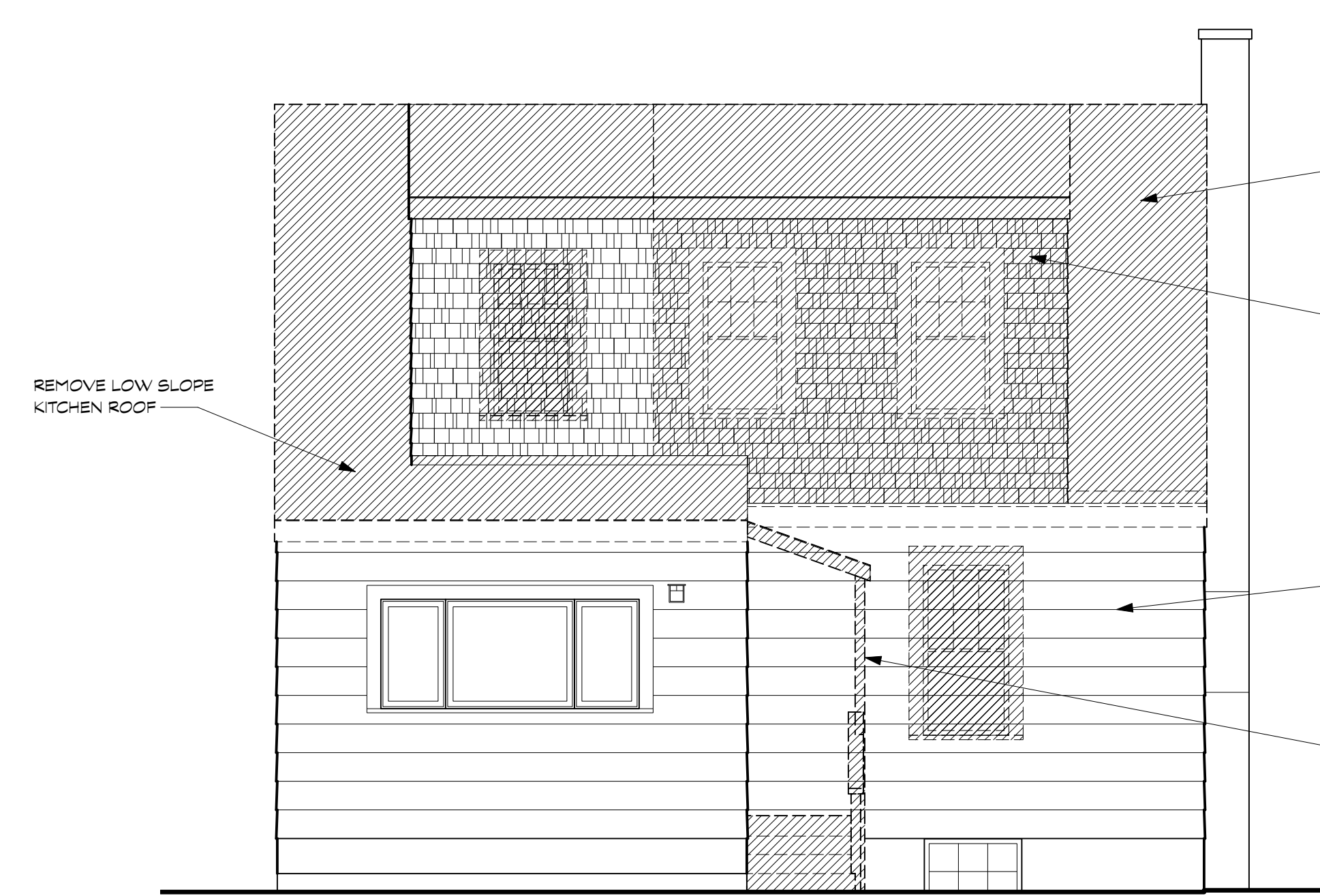
REMOVE ASBESTOS SIDING TO FACILITATE RESTORATION OF WOOD SIDING BELOW (TYP)



REMOVE LOW SLOPE ROOF FRAMING
KITCHEN CEILING JOISTS TO REMAIN

1 FRONT DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

2 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



REMOVE ROOFING / ROOF SHEATHING AS REQUIRED TO ACCOMMODATE MONOLITHIC SHEATHING PANELS AT EAVE AND RAKE EXTENSIONS

REMOVE REAR WALL AND ASSOCIATED SHED ROOF TO ACCOMMODATE ADDITION

REMOVE ASBESTOS SIDING TO FACILITATE RESTORATION OF WOOD SIDING BELOW (TYP)

REMOVE REAR STOOP IN ITS ENTIRETY

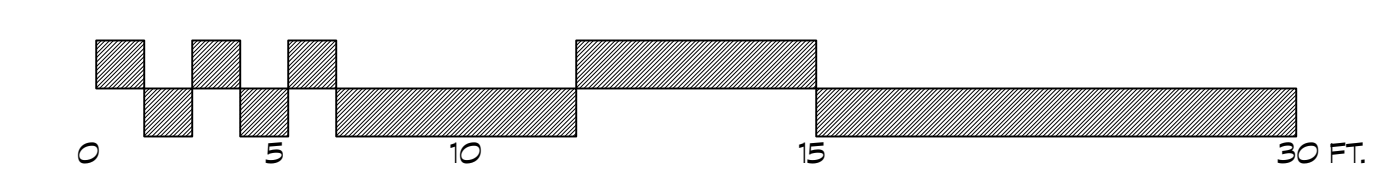
REMOVE LOW SLOPE KITCHEN ROOF



EXISTING PAINTED CEDAR SHINGLE SIDING TO REMAIN

3 REAR DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

4 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



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DATE	ISSUE - REMARKS

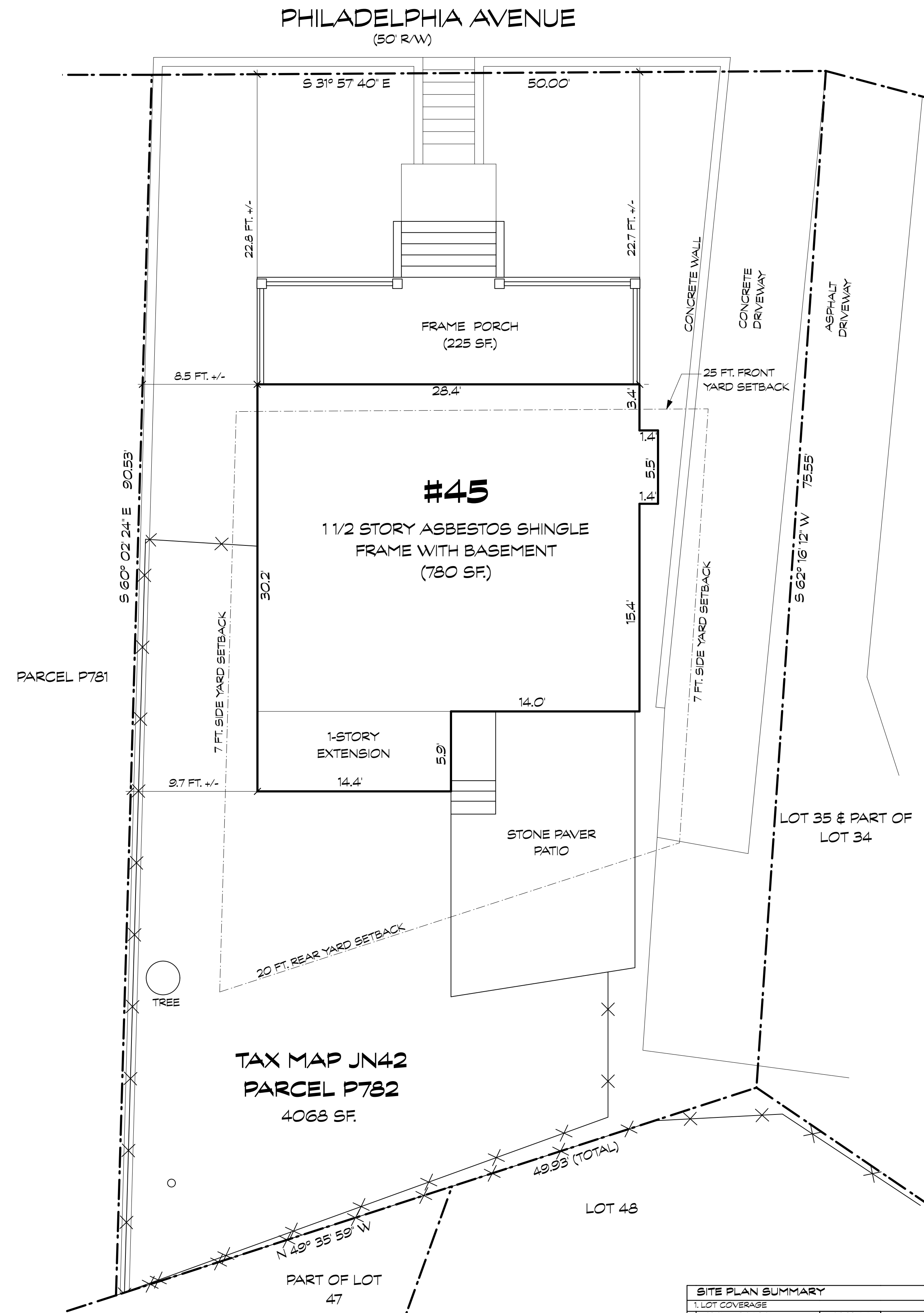
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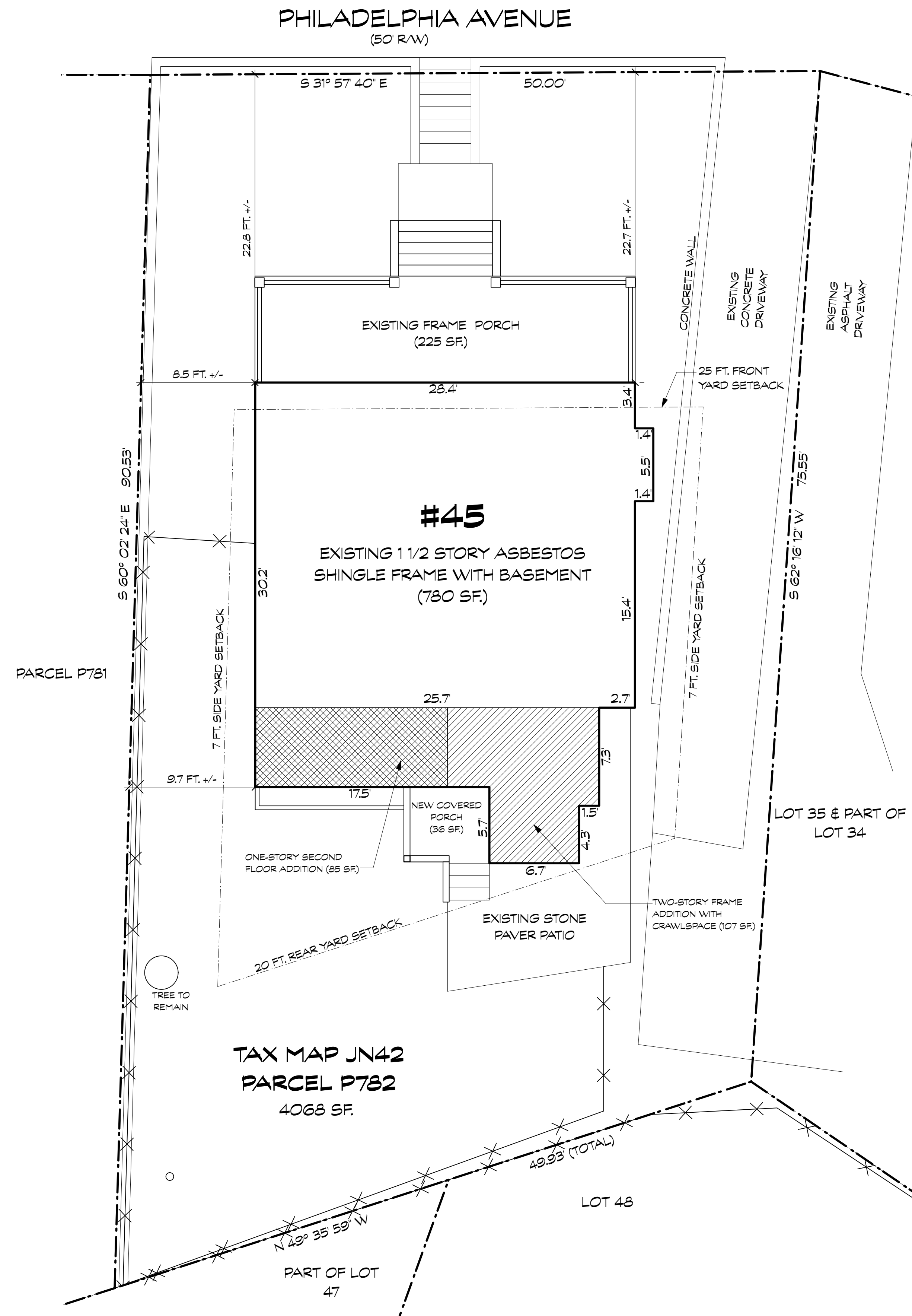
COLE ADDITION
45 Philadelphia Avenue, Takoma Park, MD 20912
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6 April 2021 - Progress Set

DEMOLITION ELEVATIONS
D200

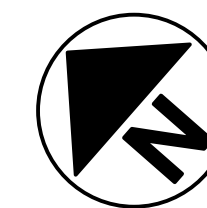
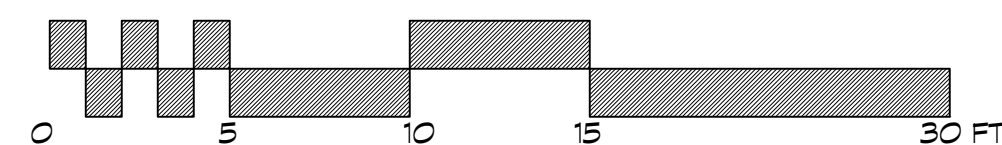


1 EXISTING SITE PLAN
Scale: 3/16" = 1'-0"

SITE PLAN SUMMARY			
1. LOT COVERAGE			
TOTAL LOT AREA	4068 SF		100.0%
EXISTING LOT COVERAGE	1005 SF		24.7%
PROPOSED LOT COVERAGE	1148 SF		28.2%
PROPOSED INCREASE	143 SF		3.5%
2. BUILDING FLOOR AREA - STORES			
LEVEL	EX. AREA (SF)	NEW AREA	TOTAL AREA
BASEMENT	683 SF	0 SF	683 SF
FIRST	780 SF	171 SF	951 SF
SECOND	686 SF	248 SF	934 SF
TOTALS	2149 SF	353 SF	2502 SF



2 PROPOSED SITE PLAN
Scale: 3/16" = 1'-0"



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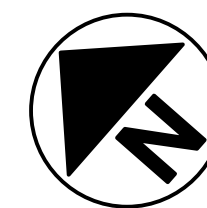
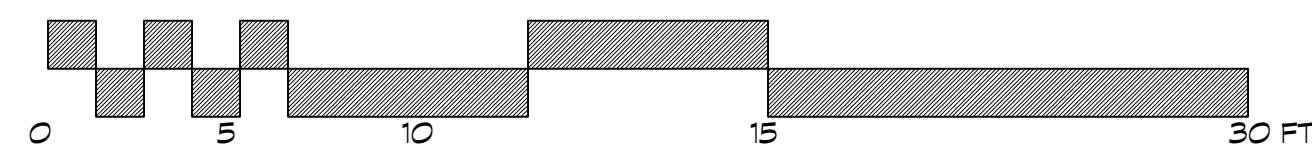
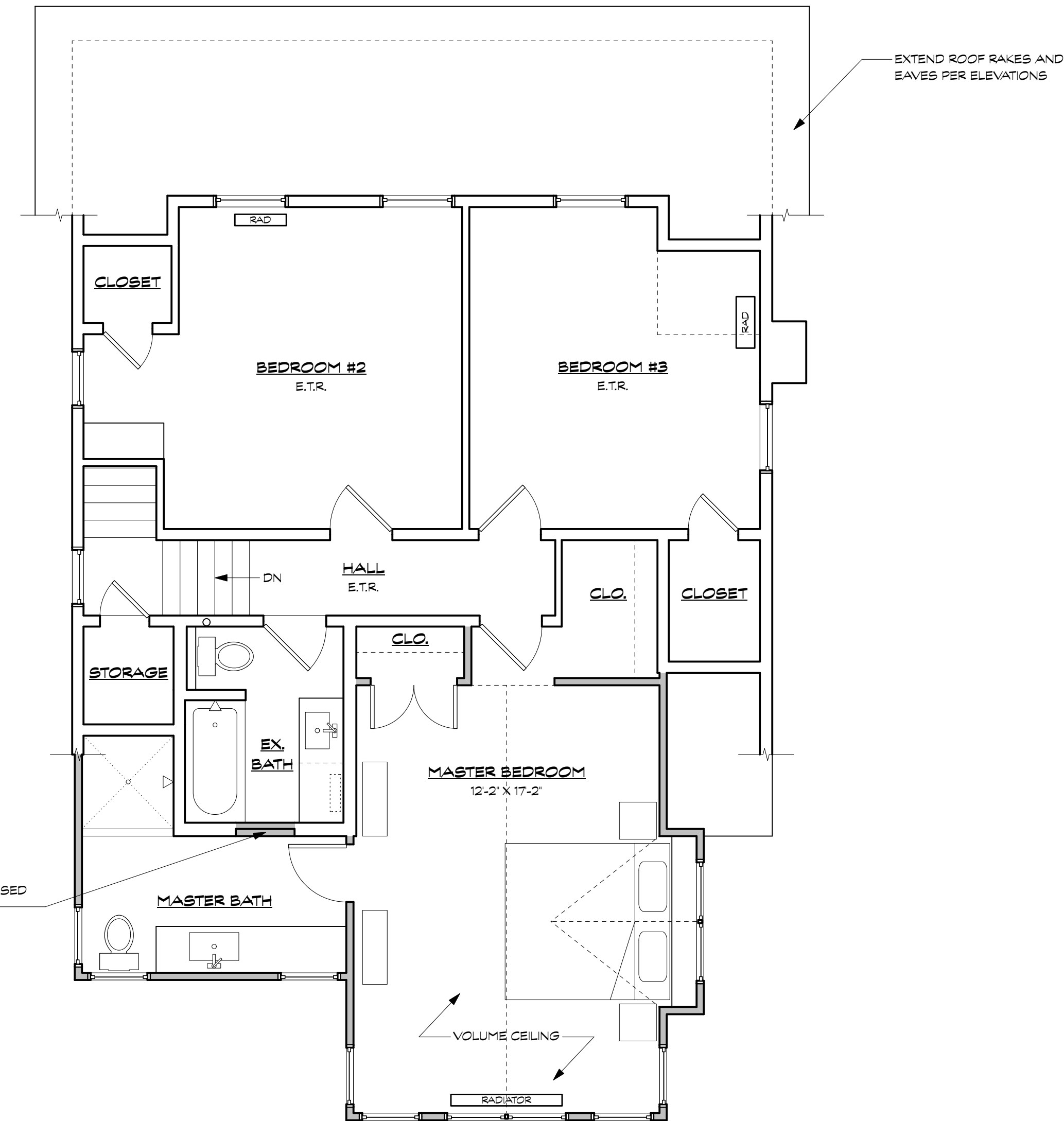
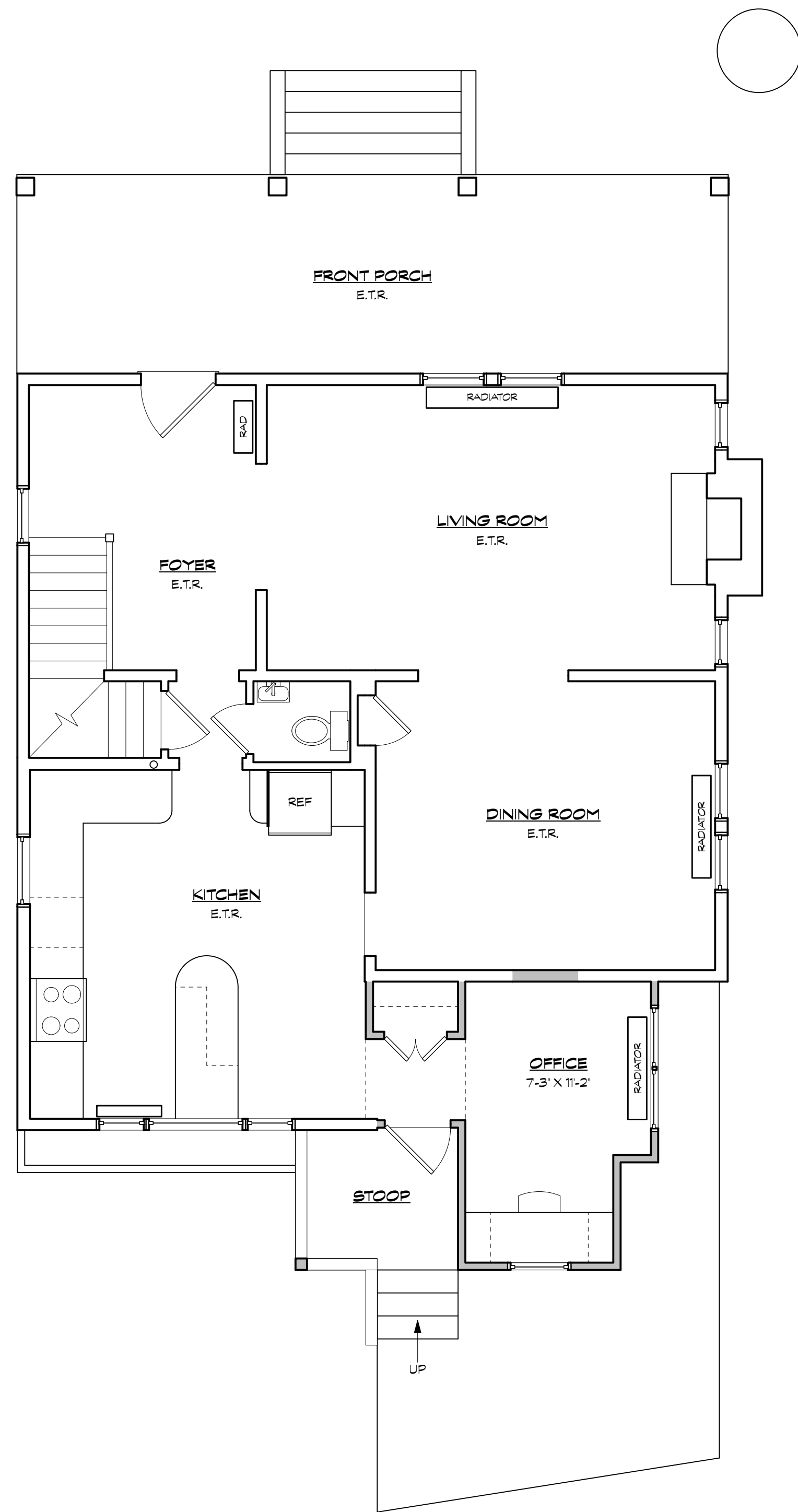
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COLE ADDITION
45 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2079

EXISTING & PROPOSED
SITE PLANS

A100

6 April 2021 - Progress Set



WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

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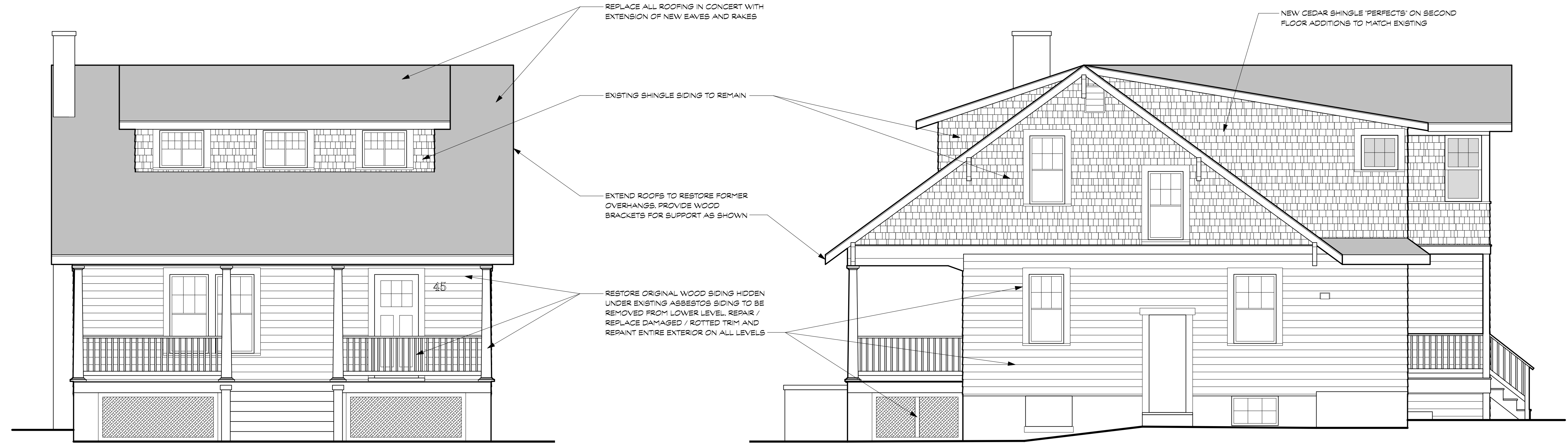
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COLE ADDITION
45 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2079

PROPOSED PLANS

A101

6 April 2021 - Progress Set



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

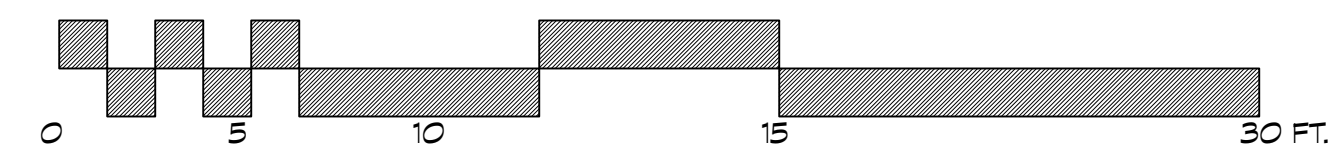
2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"



4 SIDE ELEVATION
Scale: 1/4" = 1'-0"



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COLE ADDITION
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ELEVATIONS

A200

